WARRANTY DEED

JENNIFER CROWELL STATE OF TENNESSEE NOTARY PUBLIC LEWIS COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $81,000.00

Hillary Torrence
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF FEBRUARY, 2011.

Jennifer Crowell
Notary Public

MY COMMISSION EXPIRES: 3/18/14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Everett	Mortgage Investors Group	
(NAME)	(NAME)	
4128 Eastview Drive	8320 East Walker Springs Ln Ste 200	148150200
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Knoxville TN 37923	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Phillip Baumagrt, Trustee of the Eastview 4128 Improvement Trust, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO James J Everett, unmarried man HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 8 on the Plan of Apache Hills Section 6 of record in Plat Book 5200, Page 173, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Phillip Baumbart, Trustee, by deed of record in Instrument No. 20101206-0096830, Register's Office for Davidson County, Tennessee. And being further conveyed to Phillip Baumgart Trustee of the Eastview 4128 Improvement Trust in Instrument No. 20101206-0096832. Scrivener's Affidavit recorded in Instrument No. 20110308000182 19, said Register's Office.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4128 Eastview Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

BILL GARRETT, Davidson County
Trans:T20110013800 DEEDWARR
Recvd: 03/08/11 08:26 2 pgs
Fees:13.00 Taxes:299.70
20110308-0018220

Witness my hand this 28th day of February, 2011.

Phillip Baumgart, Trustee of the Eastview 4128 Improvement Trust

By: _____
Phillip Baumgart, Trustee of the Eastview 4128 Improvement Trust

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Phillip Baumgart with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Trustee of Eastview 4128 Improvement Trust and that he/she as such Trustee executed the foregoing instrument for the purposes therein contained, by signing the name of Eastview 4128 Improvement Trust by himself as Trustee.

Witness my hand and official seal at Nashville, Tennessee this 28th day of February, 2011.

Commission expires:

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

_____
Notary Public